024.0	0002	0020.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	948,700 /	948,700
USE VALUE:	948,700 /	948,700
ASSESSED:	948,700 /	948,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63	-65	AMSDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROSNAN JOHN J & BARBARA M
Owner 2:	
Owner 3:	
Street 1:	9 SEAGULL LANE
Street 2:	
Twn/City:	SCITUATE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02066 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,369 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2900 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4369.000	507,800		440,900	948,700
Total Card	0.100	507,800		440,900	948,700
Total Parcel	0.100	507,800		440,900	948,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.14 | /Parcel: 327.1

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
15824			02/24/09

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 024.0-0002-0020.0

!1968!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	507,900	0	4,369.	440,900	948,800	948,800	Year End Roll	12/18/2019
2019	104	FV	378,600	0	4,369.	468,400	847,000	847,000	Year End Roll	1/3/2019
2018	104	FV	378,600	0	4,369.	341,700	720,300	720,300	Year End Roll	12/20/2017
2017	104	FV	354,700	0	4,369.	297,600	652,300	652,300	Year End Roll	1/3/2017
2016	104	FV	354,700	0	4,369.	253,500	608,200	608,200	Year End	1/4/2016
2015	104	FV	315,400	0	4,369.	248,000	563,400	563,400	Year End Roll	12/11/2014
2014	104	FV	315,400	0	4,369.	203,900	519,300	519,300	Year End Roll	12/16/2013
2013	104	FV	328,400	0	4,369.	194,000	522,400	522,400		12/13/2012

PRINT

Date	Time
12/10/20	17:29:55

LAST REV

Date	Time
12/23/19	11:04:15

danam

TAX DISTRICT | PAT ACCT. 1968

USER DEFINED

Prior Id # 1:	15824
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11809-687		3/13/1970		32,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2019	1095	Siding	21,300	C				
7/24/2012	917	Re-Roof	6,000					SECTION OF ROOF
1/10/2012	32	Manual	3,182					air sealing & insu

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2009	Meas/Inspect	189	PATRIOT
10/29/1999	Inspected	267	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	256	PATRIOT
8/13/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4369		Sq. Ft.	Site		0	80.	1.26	1									440,857						440,900	

Total AC/HA:	0.10030	Total SF/SM:	4369	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	440,857	Spl Credit		Total:	440,900

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11874998
Const Adj.:	0.98000199
Adj $ / SQ:	186.384
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	623832
Depreciation:	116033
Depreciated Total:	507799

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

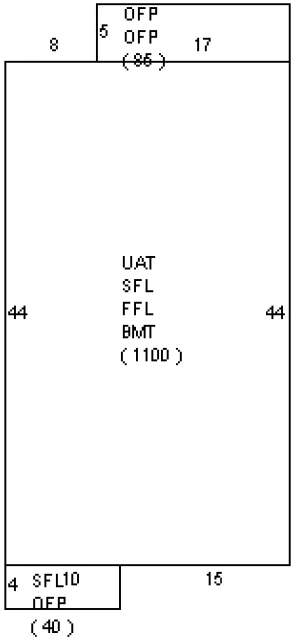
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	186.38
Special Features:	0	Val/Su Net:	132.76
Final Total:	507800	Val/Su SzAd	226.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,140	186.380	212,478
BMT	Basement	1,100	66.650	73,316
FFL	First Floor	1,100	186.380	205,023
UAT	Upper Attic	275	74.550	20,502
OFP	Open Porch	210	23.870	5,013

Net Sketched Area:	3,825			Total:	516,332
Size Ad	2240	Gross Are	4650	FinArea	2900

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 024.0-0002-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	